



United States Department of Agriculture

Rural Development

July 23, 2015

Royal Palm Beach
Area Office

420 S State Road 7,
Suite 166
Royal Palm Beach, FL
33414

Housing Authority of the City of Belle Glade
ATTN: Alan Sullivan, Executive Director
1204 NW Ave L Terrace
Belle Glade, FL 33430

Voice 561.792.2727
Fax 561.792.2711

Subject: Okeechobee/Osceola Center
Compliance Review/Physical Inspection

Dear Borrower:

A compliance review and physical inspection was performed on June 24, 2015 for the referenced property. There was no noted discrimination in the use or occupancy of the project due to race, color, age, familial status or national origin.

The property is in compliance with affirmative fair housing marketing requirements; Title VI of the Civil Rights Act of 1964; Title VIII of the Civil Rights Act of 1968, as amended by the Fair Housing Amendments of 1988; Section 504 of the Rehabilitation Act of 1973; the Age Discrimination Act of 1975 and the Americans with Disabilities Act of 1990.

Our findings of the physical inspection are as follows:

1. Site and Unit Accessibility

- ✓ • Meeting room exterior door needs lever handle
- Parking areas and driveways need seal coat and striping.

2. Exterior Site Inspection

Osceola Center

- Buildings need pressure washing and/or paint
- ✓ • Roofs on several building needs cleaning
- ✓ • Unit 1672 blind needs replaced

Okeechobee Center

- Buildings need pressure washing and/or paint
- ✓ • Buildings need fill- Okeechobee Center
- ✓ • Tree over walkway requires trimming- front of unit 25B Roosevelt St.

3. Individual Unit Inspections

Osceola Center

✓ Unit 2038

- Bathroom toilet paper dispenser needs replaced

✓ Unit 2087

- Bedroom light shade needs replaced in bedroom & in closet

✓ Unit 2138

- Range hood is rusted & needs replaced

This Institution is an equal opportunity provider and employer.

If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at http://www.ascr.usda.gov/complaint_filing_cust.html, or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter to us by mail at U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at program.intake@usda.gov.

Unit 2191

- ✓ • It was noted the water heater is rusted; no evidence of leaks
- ✓ • Range hood is rusted & needs replaced
- ✓ • Bathroom lightshade needs replaced

Unit 2244

- ✓ • Unit is in need of dire need of painting. Tenant has lived in unit for 10 years.
- ✓ • Bathroom vanity door needs repair-off hinge

Unit 2191

- ✓ • Bathroom tile behind toilet needs replaced (picture attached)

1631 12th Street- VACANT

- Unit needs to be cleaned
- Bathtub needs grout

Okeechobee Center

The following units were inspected with no findings: 1020, 1028, 1137, 1306, 1376, the key was not available to complete an inspection of unit 1070.

Unit 1248

- ✓ • Entrance door needs seal replaced
- ✓ • Cable laid across entrance of unit needs removed- trip hazard
- ✓ • Kitchen cabinets needs replaced (pictures attached)
- ✓ • Kitchen hole in wall behind washer needs repair (picture attached)

Unit 1429

- ✓ • Kitchen window needs screen replaced
- Bathroom light needs repair

Unit 1362- VACANT

- Need to strip & clean floors

Health and Safety

Unit 1191, 4 Davis Street- tenant needs to be moved to a different unit **immediately**. Entire unit has evidence of mold and peeling paint throughout. Unit needs mold remediation, and walls & ceiling need to be painted. (pictures attached)

Issues of health and safety are to be resolved within 10 days in accordance with HB-2-3560.

A review was done of each household, several units were found to have one or more occupants without a social security number. As a reminder, in accordance with 7 CFR 3560.152 all **members 6 years of age and older are required to have a complete social security number or written certification that one was never received**. Enclosed for your review is a document listing the applicable unit number and occupant's name.

We reviewed the Ineligible letter. The appeal notice used references the 1944, which was replaced by 7 CFR 3560. The following is in accordance with 7 CFR 3560.160:

- "Notices of ineligibility or rejection. Borrowers must provide written notification to applicants who are determined to be ineligible or who are rejected for occupancy. Notices of ineligibility or rejection must give specific reasons for the ineligibility determination or rejection and, in accordance with §3560.160, the notice must advise the applicant of "the right to respond

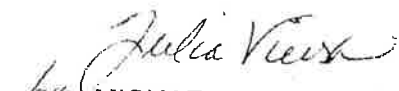
to the notice within ten calendar days after receipt" and of "the right to a hearing in accordance with §3560.160 which is available upon request." When an applicant is rejected based on the information from a credit bureau report, the source of the credit bureau report must be revealed to the applicant in accordance with the Fair Credit Reporting Act."

- ✓ Please update the pre-printed letters and include with the letter a copy of the Grievance Procedure.
- ✓ The newspaper advertisement dated 6/15/15 is missing the TDD number. 711 is a free nationwide TDD number, please include it on future advertisements.
- ✓ The wait list has no legend to define abbreviations, for example, DS, RA, and ET. In addition, each Certified Date and Housed Date has a series of zeros for all applicants. Please explain.

Please provide a response to the above noted findings within 30 days of the date of this letter.

If you have any questions, please contact this office.

Sincerely,


for MICHAEL T. BOTELHO
Area Director

Attachment(s)